

## I320. Mount Albert 2 Precinct

### I320.1. Precinct Description

The Mount Albert 2 precinct covers the site currently occupied by the Auckland Institute of Studies St Helens (AIS), a tertiary education facility. The St Helens campus is located on Linwood Avenue in Mount Albert adjacent to the Chamberlain Park Golf Course and established residential areas. The purpose of the precinct is to provide for tertiary education and accessory activities of a scale and intensity compatible with the surrounding Residential and Open Space zones.

[PC 78 \(see Modifications\)](#)

The precinct is separated into two sub-precincts. Sub-precinct A applies to the established built out area of the site, and therefore does not anticipate additional development outside of existing building platforms. Sub-precinct B provides for future development whilst controlling its location and scale, in order to protect the amenity values of Chamberlain Park Golf Course and the surrounding residential area.

The underlying zoning of land within this precinct is Residential - Mixed Housing Suburban Zone.

### I320.2. Objectives

- (1) Tertiary education facilities meet the education needs of their students, and provide for the well-being of employees, students and visitors.
- (2) Tertiary education facilities integrate positively with the wider community and environment and mitigate potential adverse effects. In particular the amenity of neighbouring residential areas on the south east and south west boundaries of the campus is protected.
- (3) New buildings and structures respond to and positively contribute to the amenity values of streets, open spaces and the surrounding context, thereby reinforcing a sense of place.
- (4) Traffic effects arising from the tertiary education facilities are managed on the site.

[PC 78 \(see Modifications\)](#)

The relevant overlay, Auckland-wide and zone objectives apply in this precinct in addition to those specified above.

### I320.3. Policies

- (1) Enable tertiary education, student accommodation and appropriate accessory activities in the precinct.
- (2) Manage effects on the amenity of surrounding residential and open space areas by:
  - (a) limiting new development to specified locations within the precinct;
  - (a) controlling the scale and intensity of new development; and
  - (b) requiring identified areas within the precinct to be landscaped.

[PC 78 \(see Modifications\)](#)

(3) Require new buildings and significant additions and alterations to be designed in a manner that:

- (a) makes efficient use of the site;
- (b) contributes to the amenity of the public realm where development is located adjacent to a street or open space;
- (c) responds positively to the existing and planned future form and quality of the surrounding area; and
- (d) responds and contributes positively to the sense of place.

(4) Require screening or landscaping of waste management facilities, service areas/buildings and parking to enhance their appearance when viewed from adjacent residential zones and open space.

(5) Manage external transport effects arising from the operation of the tertiary education facility by:

- (a) limiting the campus population; and
- (b) requiring that sufficient on-site car parking be provided.

(6) Provide for community liaison with parties potentially affected by the operation of the tertiary education facility.

The overlay, Auckland-wide and zone policies apply in this precinct in addition to those specified above.

#### **I320.4. Activity table**

The provisions in any relevant overlays, Auckland-wide provisions and the zone apply in this precinct unless otherwise specified below:

**[new text to be inserted]**

In [E23 Signs - E23.4.1](#) Activity Table – Billboards in zones, the Residential - Mixed Housing Suburban rule (A4) is replaced with the Special Purpose - Tertiary Education Zone rule (A38).

Table I320.4.1 specifies the activity status of land use and development activities in the Mount Albert 2 Precinct pursuant to sections 9(3) of the Resource Management Act 1991.

For the purpose of this precinct, the “campus population” is defined as the number of students and staff present on the site at any one time. When calculating “campus population”, students living on the campus will be assumed to be on the site at all times.

Table I320.4.1 Activity table

Activity		Activity status	
		Sub-precinct A	Sub-precinct B
(A1)	Development that does not comply with a Standard	RD	RD
<b>Use</b>			
Residential			
(A2)	Student accommodation accommodating up to 120 students	P	D
(A3)	Student accommodation accommodating up to 400 students	D	D
(A4)	Student accommodation accommodating more than 400 students	NC	NC
Infrastructure			
(A5)	Parking existing at 16 December 2004	P	P
(A6)	Parking not existing at 16 December 2004	D	D
Community			
(A7)	Artworks	P	P
(A8)	Community use of education and tertiary facilities	P	P
(A9)	Displays and exhibitions	P	P
(A10)	Informal recreation	P	RD
(A11)	Information facilities	P	RD
(A12)	Organised sport and recreation associated with the tertiary education facility	C	C
(A13)	Public amenities associated with the implementation of this precinct	P	RD
(A14)	Tertiary education facilities existing at 16 December 2004	P	N/A
(A15)	Tertiary education facilities not existing at 16 December 2004	D	D
(A16)	Tertiary education facilities for a maximum campus population of 1,100 from Monday to Friday and 570 from Saturday to Sunday	P	D
(A17)	Tertiary education facilities for a maximum campus population of 1,500	D	D
(A18)	Tertiary education facilities over a campus population of 1,500	NC	NC

Development			
(A19)	Accessory buildings for the maintenance of the campus grounds and buildings, including storage and workshops	P	RD
(A20)	Buildings, external alterations, additions and demolition unless otherwise specified below	P	RD
[new text to be inserted]	[new text to be inserted]	[new text to be inserted]	[new text to be inserted]
(A21)	Buildings greater than 500m <sup>2</sup> in gross floor area	RD	RD
(A22)	Buildings, external alterations, additions and demolition where the work is visible from and located within 10 metres of a road or open space zone (excluding private roads)	RD	RD
(A23)	Parking buildings	D	D

PC 78 (see [Modifications](#))

### I320.5. Notification

(1) An application for resource consent for a controlled activity listed in Table I320.4.1 Activity table above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991.

(2) Any application for resource consent for an activity listed in Table I320.4.1 Activity table and which is not listed in I320.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

(3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

### I320.6. Standards

The standards applicable to the underlying zone and Auckland-wide apply in this precinct, except the following:

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- [H4 Residential – Mixed Housing Suburban Zone Standard H4.6.10](#) Landscaped area;
- [E27 Transport - Table E27.6.2.4](#) Parking rates - area 2; and
- In [E24 Lighting - Table E24.6.1.1](#) Lighting category classifications, the Mixed Housing Suburban standard is replaced by the Special Purpose - Tertiary

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Education Zone standard. For the avoidance of doubt, the lighting category for this precinct is Lighting Category 4 (high brightness).

[new text to be inserted]

All activities listed in Table I320.4.1 must comply with the following permitted activity standards.

**I320.6.1. Height**

(1) Buildings must not exceed the maximum height in Table I320.6.1.1 Building heights below:

**Table I320.6.1.1 Building heights**

Building	Maximum height in metres
Parking building	6
All other building platforms	10

(1) For the purposes of determining maximum height on the building platform in the north western corner of the site marked on Mount Albert 2: Precinct plan 1, all of the following apply:

- (a) the average ground level method or the rolling height method must be used;
- (b) the maximum ground level (RL in terms of NZVD2016) must be taken as RL22.2 and no regard must be had to ground levels above RL22.2; and
- (c) regard must be had to ground levels below RL22.2.

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**I320.6.2. Building platform**

(1) Building development must only occur on the building platforms identified on Mount Albert 2: Precinct plan 2 – activity locations.

**I320.6.3. Parking**

- (1) [Deleted]
- (2) All parking must be located within the identified parking areas shown on Mount Albert 2: Precinct plan 2 - activity locations.
- (3) A designated on-site bus stop and bus parking area must be provided on the site.

**I320.6.4. Access**

- (1) All vehicle and pedestrian access must be from Linwood Avenue.
- (2) There must be no pedestrian or vehicle access to the site from Burnside Avenue or Martin Avenue.

- (3) The boundary of the tertiary education facility campus with Burnside and Martin Avenues must be fenced so that no pedestrian or vehicle access can be achieved.
- (4) The northern Linwood Avenue access must be closed to traffic during the following hours:
  - (i) Mondays to Saturdays between 10pm and 7am the following day; and
  - (ii) Sundays between 6pm and 7am the following day
- (d) The access must be closed by a physical barrier such as a locked gate.
- (e) A sign must be maintained at the access clearly advising of the times the access is open.

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#### **I320.6.5. Impervious area, building coverage and landscaping**

- (1) The maximum impervious area must not exceed 35 per cent of the total site area.
- (2) The maximum building coverage must not exceed 35 per cent of the total site area.
- (3) Screening trees and shrubs, in accordance with Mount Albert 2: Precinct plan 3 - landscaping must be planted in Sub-precinct B along the site's boundary with the adjoining open space zoned land 12 months prior to any construction work being undertaken on the building platforms. The planting must be accompanied by a planting plan in accordance with I320.9.6.

#### **I320.7. Assessment – controlled activities**

##### **I320.7.1. Matters of control**

The Council will reserve its control to the following matters when assessing a controlled activity resource consent application, in addition to the matters specified for the relevant controlled activities in the zone or Auckland-wide provisions:

- (1) for organised sport and recreation:
  - (a) the effects of planting and landscaping on the surrounding residential properties and golf course;
  - (b) the effects of the activity on the neighbourhood character and residential amenity of the surrounding residential properties and golf course; and
  - (c) the effects on the wider transport infrastructure and network.

##### **I320.7.2. Assessment criteria**

The Council will consider the relevant assessment criteria below for controlled activities, in addition to the assessment criteria specified for the relevant controlled activities in the zone or Auckland-wide provisions:

- (1) for organised sport and recreation:

- (a) the effects of planting and landscaping on the surrounding residential properties and golf course:
  - (i) the extent to which the planting and other landscaping is provided in relation to the following matters:
    - (i) is consistent with Mount Albert 2: Precinct plan 3 – landscaping;
    - (ii) mitigates adverse visual effects with particular regard to views from adjacent residential and open space zoned land. This includes whether boundary planting is of a suitable species, spacing and size to provide screening of the new buildings when viewed from the adjoining open space zoned land;
    - (iii) includes provision for specimen trees in appropriate locations with particular regard to the need to mitigate the effects of the loss of any existing trees which need to be removed during development; and
    - (iv) provides adequate topsoil depth to allow for optimum growing conditions for boundary screen planting. This would be required to be achieved through mounding where existing ground conditions are not adequate to provide minimum topsoil depths of 1m for trees and 0.4m for shrubs.
- (b) the effects of the activity on the neighbourhood character and residential amenity of the surrounding residential properties and golf course:
  - (i) the extent to which screening or other design features mitigate adverse effects relating to noise and lighting on the adjoining properties; and
  - (ii) whether hours of operation and operational measures should be controlled to mitigate adverse effects on adjoining properties.
- (c) effects on wider transport infrastructure and network:
  - (i) the extent to which the proposal provides for safe pedestrian access into and within the site (other than from Martin Avenue). This will include consideration of the pedestrian connections from the site to the adjoining street network and the Asquith Avenue campus; and
  - (ii) the extent to which any potential adverse effects on the wider transport and infrastructure and network are mitigated. Council may require the following transport actions to be actioned or funded by the tertiary education facility as a condition of any resource consent:
    - (i) widening Linwood Avenue by approximately 2.2 metres in the vicinity of the site access points to allow for the provision of a central painted flush median and the provision of left turn slip lanes for vehicles turning left into the site from Linwood Avenue. These works are intended to reduce delays for other traffic using Linwood Avenue. Any loss of on-street parking due to the road widening is to be mitigated by the provision of replacement parking in recessed parking bays at suitable locations on Linwood Avenue;

- (ii) the upgrading of vehicle access points to the campus from Linwood Avenue to a sealed width of 10 metres. This work will allow the provision of separate left and right turn lanes for vehicles exiting the site and will assist in minimising delays for vehicles exiting the site;
- (iii) modification of the vertical alignment of Linwood Avenue to ensure that adequate visibility is maintained at the northern Linwood Avenue access for traffic safety;
- (iv) provision of low noise generating surfaces, such as friction course sealing, on Linwood Avenue adjacent to the southern Linwood Avenue access into the campus;
- (v) the enhancement of existing pedestrian access from Linwood Avenue in order to minimise pedestrian and vehicle conflict;
- (vi) the design and implementation of intersection upgrades (to the extent that these are required to deal with traffic effects generated by the development on site) for the following intersections:
  - St Lukes Road and Linwood Avenue
  - Linwood Avenue and Rossgrove Terrace; and
  - Rossgrove Terrace and Asquith Avenue.
- (vii) the implementation of a transport demand management strategy to reduce reliance on private motor vehicles by tertiary education institute staff and students as a means of transport to the site and to minimise the increase in peak period traffic generation; and

### **I320.8. Assessment – restricted discretionary activities**

#### **I320.8.1. Matters of discretion**

The Council will restrict its discretion to all the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant restricted discretionary activities in the Auckland-wide or zone provisions:

- (1) informal recreation:
  - (a) the matters listed in I320.7.1(1) above;
- (2) information facilities, public amenities and, accessory buildings, buildings, alterations and additions identified as restricted discretionary activities:
  - (b) the matters listed in I320.7.1(1) above;
  - (c) the effect of the built form on the amenity of the golf course; and
  - (d) the effect of the building design, location and external appearance.

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### **I320.8.2. Assessment criteria**

The Council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the Auckland-wide or zone provisions:

(1) informal recreation

- (a) the matters listed in I320.7.1.(1) above;
- (i) the criteria listed at I320.7.2 above;

(2) information facilities, public amenities, and accessory buildings, alterations and additions identified as restricted discretionary activities:

- (a) the matters listed in I320.7.1.(1) above;
- (i) the criteria listed at I320.7.2 above;
- (b) the effect of the built form on the amenity of the golf course:
  - (i) the extent to which new buildings include suitable screening and/or use toughened glass to minimise damage to people and campus property caused by golf balls from the adjoining golf course; and
  - (ii) where the boundary planting along the north eastern boundary of the site required by I320.6.5(3) above is not yet of sufficient height and form to provide adequate visual screening of the parking building when viewed from the golf course, the car parking building should be designed such that its building form and north western façade treatment reduces the visual impact of the bulk of the building and provides interest through façade modulation, setbacks, contrasting materials, parapet and or roof forms and building openings; and
- (c) the effect of the building design, location and external appearance:
  - (i) the extent to which the scale, bulk, location and design of buildings or structures:

- (i) minimise adverse overshadowing or privacy effects on adjoining residential zoned and open space zoned sites by landscaping, screening, and/or separation distances;
- (ii) maintain the personal safety of tertiary education facility users; and
- (iii) provides appropriate landscaping or fencing so that the tertiary education facility building is compatible with its surroundings and to preserve privacy of adjoining and facing residential properties and the golf course.

- (ii) whether the design of buildings contributes to the local streetscape and sense of place by responding to the planned future context of the surrounding area;
- (iii) whether buildings that front the streets and open spaces positively contribute to the public realm and pedestrian safety; and

PC 78 ([see Modifications](#))

- (iv) whether buildings include activities that engage and activate streets and public spaces at ground and first floor levels; and

### **I320.9. Special information requirements**

An application for any resource consent in this precinct must be accompanied by the following information, or confirmation that the provisions are being met, whichever is applicable:

#### **I320.9.1. Parking and traffic**

- (1) The tertiary education institute must provide an annual statement to the Council by 31 March of every calendar year identifying campus numbers and formally marked car parking spaces. The statement must identify:
  - (a) total people, being equivalent full-time students and full-time staff; and
  - (b) campus population, being numbers of students and staff on the site at any one time; and
  - (c) the number of marked parking spaces provided on the site.

#### **I320.9.2. Traffic survey**

- (1) The tertiary education facility must undertake an annual traffic survey during a peak operational period as agreed with Council to determine:
  - (a) the extent of traffic generation in the surrounding streets resulting from the tertiary education facility.
  - (b) the on-site parking demand and the incidence of on-street parking resulting from the tertiary education facility.
- (2) The traffic survey must:
  - (a) be undertaken by a registered traffic engineer during the course of a typical day;
  - (b) include Linwood, Burnside and Verona Avenues, Martin Avenue as far as Rossgrove Terrace, Rossgrove Terrace between Norrie and Martin Avenues and Challinor Crescent; and
  - (c) include information setting out the actual campus population during the time that the survey was undertaken.
- (3) The manner and timing of the survey must be agreed beforehand with Council.
- (4) The results of the survey must be provided to Council within one month of the survey being undertaken.

**I320.9.3. 24-hour contact and complaints register**

- (1) The tertiary education facility must provide the owners and occupiers of all properties adjoining the site and the Mount Albert Residents Association with a 24-hour contact phone number(s) to report concerns or complaints associated with the tertiary education institute directly to its management or security staff.
- (2) The tertiary education facility must keep and maintain a register of any complaints about its operation including those received via the 24-hour contact phone number(s), email, written correspondence or face to face meetings.
  - (a) The register must record the time of the complaint, who it is from, the nature of the issue and the action taken by the tertiary education facility.
  - (b) The tertiary education facility must make the register available to the council within 48 hours of a written request from the council.

**I320.9.4. Community liaison group**

- (1) The tertiary education facility must form a community liaison group to consult and liaise with the local community in respect of its operations, including implementation of and compliance with this precinct.
- (2) The tertiary education facility must invite the following parties to participate in the community liaison group:
  - (a) Mount Albert Residents Association;
  - (b) Auckland City Golf Course Ltd, or any successive manager of the Chamberlain Park Golf Course;
  - (c) local residents living in the following streets:
    - (i) Linwood Avenue;
    - (ii) Burnside Avenue;
    - (iii) Verona Avenue;
    - (iv) Martin Avenue (those properties located on either side of Martin Avenue between Rossgrove Terrace intersection and the former Martin Avenue entrance onto the campus);
    - (v) Rossgrove Terrave; and
    - (vi) Chaillinor Crescent; and
  - (d) Gladstone Primary School Board of Trustees.
- (3) The tertiary education facility must convene a meeting of the community liaison group on a yearly basis no later than one month after undertaking the annual traffic survey (refer to I320.9.2 above) for the purpose of providing and

discussing the traffic survey and any other matters of concern to the community arising from activities at the tertiary education institute.

- (4) The tertiary education facility must provide a written invitation to the parties outlined in I320.9.4(2) above at least ten working days before the commencement of the meeting.
- (5) The meeting must be held at a convenient location mutually agreed upon by the tertiary education institute facility-and Mount Albert Residents Association. The costs, if any, of renting the venue must be borne by the tertiary education institute.
- (6) The meeting must be chaired by an independent party with mediation skills as agreed between the tertiary education facility-and Mount Albert Residents Association. The cost of employing such a person must be borne by the tertiary education facility.
- (7) Minutes of the meeting must be provided to all attendees promptly following the meeting. A copy of the minutes must also be provided to Council.

#### **I320.9.5. Intensity**

- (1) Within 48 hours of receiving a written request from the Council, the tertiary education facility must provide written information about the number of staff and students present on the campus throughout the course of a particular campus day. This is for monitoring purposes.

#### **I320.9.6. Planting and maintenance plan**

- (1) A planting and maintenance programme must be submitted to and approved by the Council prior to the planting required under Standard I320.6.5(3) being implemented.

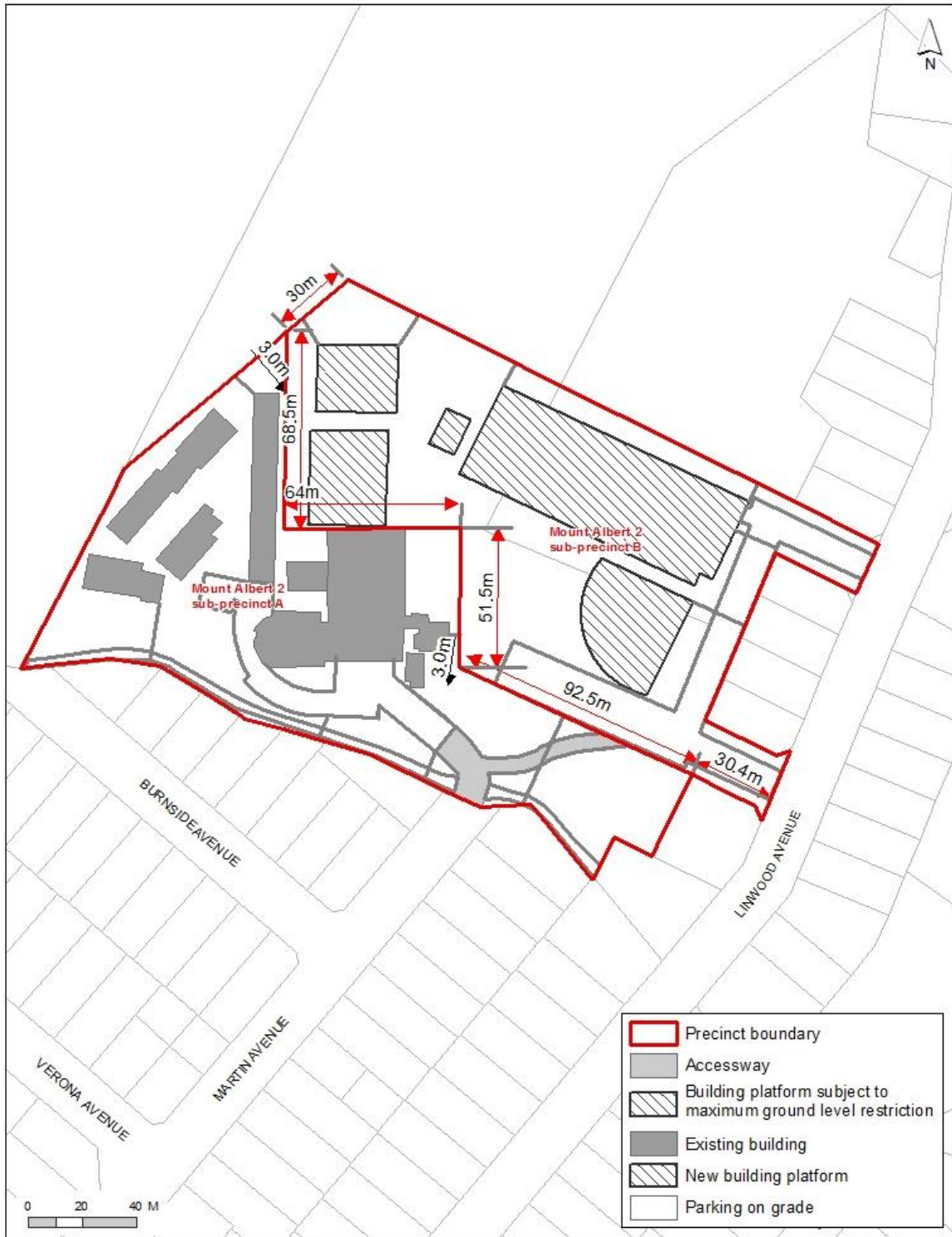
The planting plan and maintenance programme must:

- (a) be prepared by a registered landscape architect;
- (b) include details of plant sizes at the time of planting and intended species, including mature specimen trees to provide screening;
- (c) set out the methods for irrigation and fertilising to ensure continued growth of the plants;
- (d) set out the methods to protect planting during construction;
- (e) provide details on the timing of planting; and
- (f) detail topsoil depths, sufficient to ensure the optimum growth of the plants. In particular, boundary planting must be required to achieve the following minimum topsoil depths at the time of planting:
  - (i) for trees 1 metre of topsoil depth, and
  - (ii) for shrubs 0.4 metres of topsoil depth.

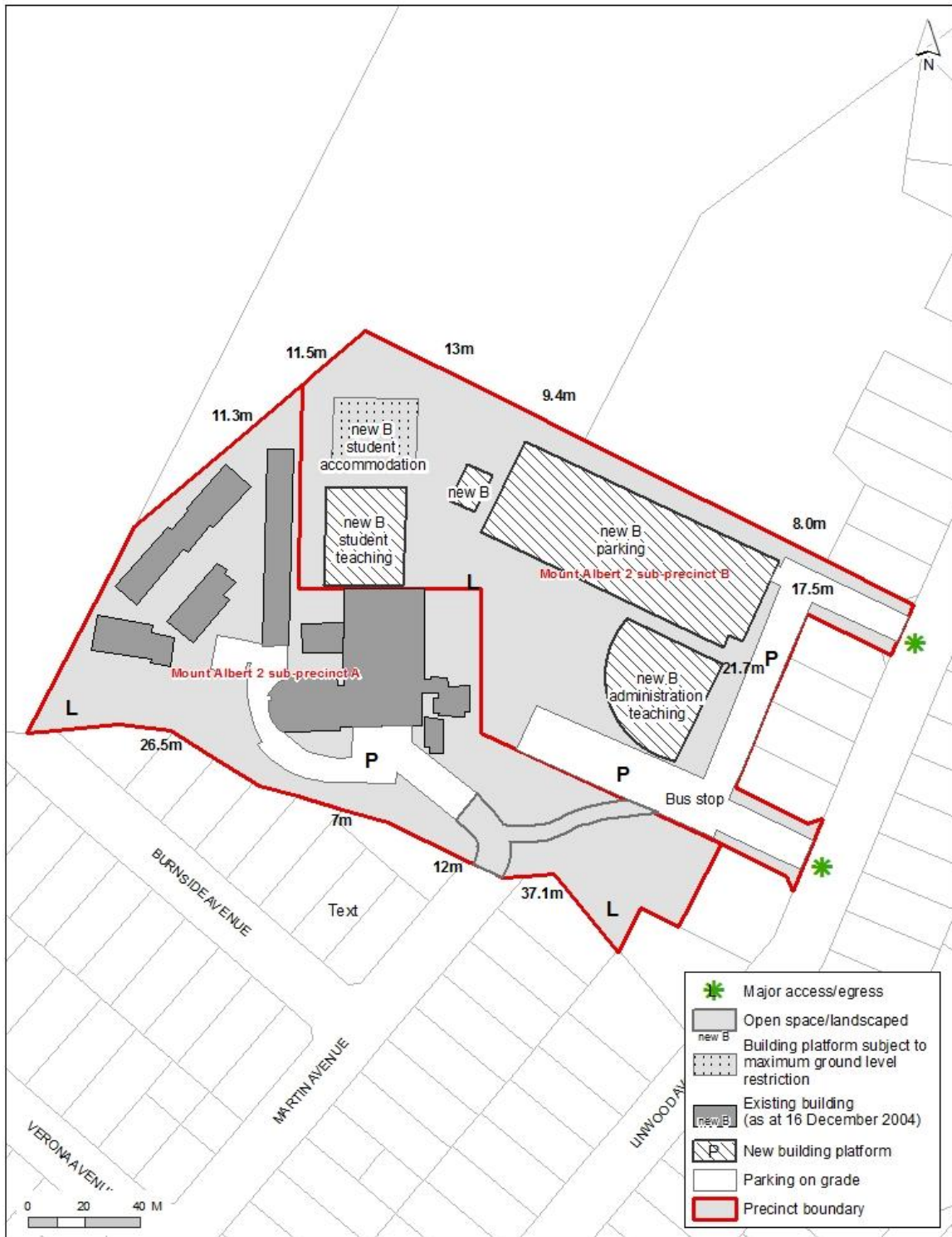
Note: The minimum topsoil depths may either be achieved using existing ground conditions where appropriate or through mounding.

### I320.10. Precinct plans

#### I320.10.1 Mount Albert 2: Precinct plan 1



I320.10.2 Mount Albert 2: Precinct plan 2 - activity locations



I320.10.3 Mount Albert 2: Precinct plan 3 - landscaping

